

25 PENNYWORT GROVE
HARROGATE
HG3 2XJ



NICHOLLS
TYREMAN

25 PENNYWORT GROVE | HARROGATE | HG3 2XJ

A fabulous opportunity to purchase this well presented, high specification four bedroom detached home in a quiet cul-de-sac location, offering bags of further potential

Entrance Porch | Ground Floor wc | Living Room | Breakfast Kitchen

Four Bedrooms | Shower Room

Double Garage | Gardens

Council Tax: D | Energy Rating: D | Tenure: Freehold

£475,000





Internally, an entrance porch with ground floor wc flows through to a large reception room featuring sliding patio doors. Double doors then lead into the well appointed breakfast kitchen, which enjoys dual aspect views and bi-fold doors opening onto the outside terrace. Upstairs, there are four well proportioned bedrooms and a modern house shower room.

The property benefits from a double garage with two electric roller doors, which provides useful flexibility to create additional living accommodation or a dedicated work from home space. There is also off street parking for several cars. Outside, the larger than average private south west facing plot has been recently landscaped and offers several sitting areas for outdoor entertaining.

Pennywort Grove is a quiet residential cul-de-sac situated in the popular Jennyfield area on the north side of Harrogate. The location offers a peaceful setting while remaining convenient for local amenities, including the nearby Tesco, medical centre and leisure facilities. Several well regarded schools are within easy reach, and there are regular bus services into Harrogate town centre. Harrogate railway station is approximately 1.7 miles away, with the surrounding area also providing easy access to parks, The Valley Gardens and open countryside.

An excellent opportunity to acquire a well presented detached home with further potential in a convenient and desirable residential location.

Early viewing is recommended.



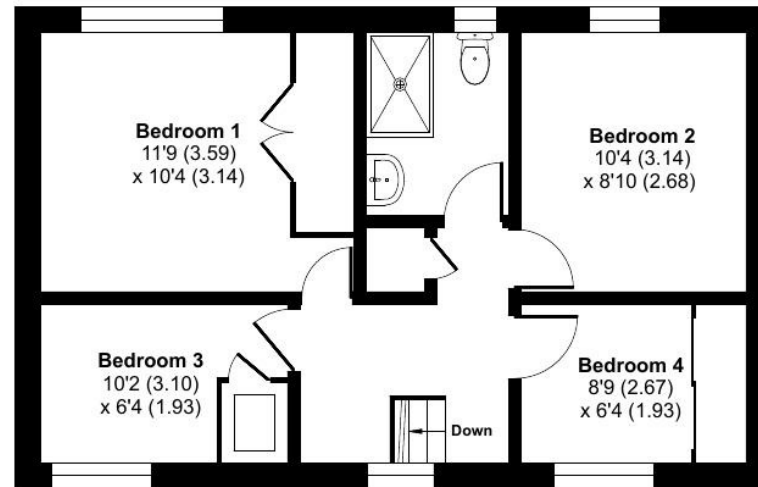
Pennywort Grove, Harrogate, HG3

Approximate Area = 973 sq ft / 90.4 sq m

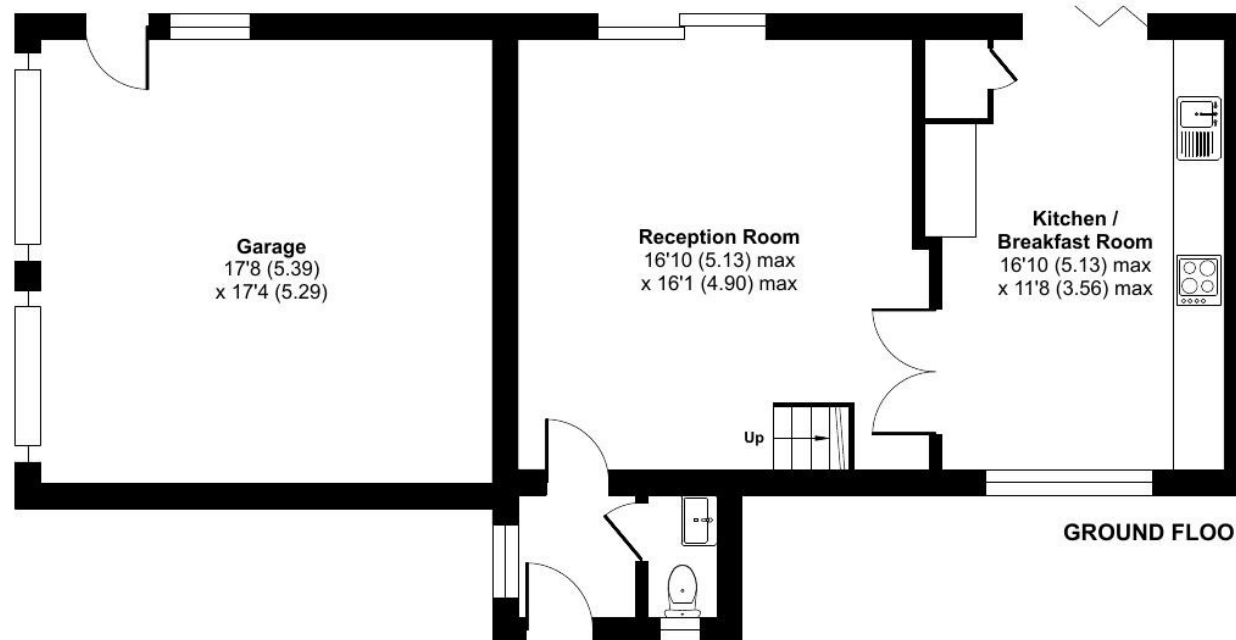
Garage = 307 sq ft / 28.5 sq m

Total = 1280 sq ft / 118.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.